

Zoning Conditions
4801 Burlington Mills Road (PIN 1758498280)
REZ-25-06
Updated Version 10/1/26

1. The following Principal Uses as listed in LDO Table 5.1 shall be permitted on the portions of the Property west of the Granite Falls Boulevard right-of-way: Dental Facility, Hospital, Medical Facility, Professional Office, Urgent Care, Assembly/Church, Day Care, Government Facility, Parks/Public Recreation Facilities, Preserved Open Space, Minor Utility. The Telecommunication Tower use shall be permitted as a special use.

2. The following Principal Uses as listed in LDO Table 5.1 shall be permitted on the portions of the Property east of the Granite Falls Boulevard right-of-way: Dental Facility, Medical Facility, Professional Office, Urgent Care, Assembly/Church, Day Care, Government Facility, Parks/Public Recreation Facilities, Preserved Open Space, Minor Utility.

3. The development of the Property shall be in substantial conformance with the Concept Land Use Plan attached to these Zoning Conditions as **Attachment A**. Locations shown for committed elements including, but not limited to, streets and open areas shown on the Concept Land Use Plan may be adjusted to conform to LDO requirements or as permitted as a minor adjustment by the Land Development Administrator.

4. There shall be no more than 40,000 square feet of gross floor area for any nonresidential use.

5. There shall be a one hundred fifty foot (150') minimum building setback from the eastern property line shared with the adjoining property known as the Open Space parcel surrounding the Barrington Phase 2 townhomes (Lot labeled "OPEN SPACE 3.919 AC" in the "Final Plat for Barrington Subdivision Phase 2" recorded at Book of Maps 2019, Page 2048, Wake County registry) (the "Barrington Townhome Open Space").

6. There shall be a fifty foot (50') minimum building setback from the eastern property line shared with the following adjoining properties in the Barrington Subdivision: 516, 520, 524, 528, 532, 536, 540, and 544 Barrington Hall Drive (Lots 1-8 as shown in the "Final Plat for Barrington Subdivision Phase 1" recorded at Book of Maps 2017, Page 2255, Wake County Registry) (the "Barrington Hall Drive Properties").

7. The maximum building height shall be 55 feet.

8. Any portion of a building located within one hundred fifty feet (150') of the Barrington Hall Drive Properties shall be subject to a maximum building height of 35 feet. Portions of buildings located 150' or more from the Barrington Hall Drive Properties may exceed 35 feet in building height.

9. The Required Perimeter Buffer at the common property line with the Barrington Hall Drive Properties shall be a Modified Type 3 Perimeter Buffer with a minimum width of 50 feet. This buffer shall include a minimum planting standard of 5 canopy trees, 2 under story trees, 9 evergreen shrubs and 60 deciduous shrubs per 100 linear feet. A minimum of 50% of the total required canopy trees shall be evergreen.

10. A fifty (50) foot undisturbed buffer is required along the common property line with Barrington Townhome Open Space lot. This buffer shall remain undisturbed except as may be necessary (a) to install additional landscaping needed to meet applicable Perimeter Buffer requirements and (b) to accommodate utilities and their easements.

11. Ambulance pick-up/drop-off area(s) may not be located on the eastern façade of building(s) on the Property.

The Property owners hereby offer, consent to, and agree to abide, if the rezoning request is approved, the conditions written above.

Wakemed Property Services,
a North Carolina Non-Profit Corporation

Signature: _____
Date: _____

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Thomas Cavender
DocuSigned By: Thomas Cavender
10/1/2026

Attachment A
Concept Land Use Plan

PROPOSED FULL ACCESS DRIVEWAY/ STREET INTERSECTION

PROPOSED INTERNAL/EXTERNAL STREET STUB LOCATIONS

PEDESTRIAN BUFFER (SEE NOTE 1)

PROPERTY SETBACKS/BUFFERS

EASEMENT

JURISDICTIONAL WETLAND

DEVELOPABLE AREA

LANDSCAPE BUFFER (SEE PLAN FOR TYPE)

FUTURE/ PROPOSED SCM

50' TYPE 3 MODIFIED LANDSCAPE BUFFER

25' TYPE 3 LANDSCAPE BUFFER

15' STREETSCAPE BUFFER (SETBACK FROM THE R.O.W.)

BUILDING ZONE

AMBULANCE DROP OFF ZONE

OUTDOOR SERVICE AREA/ LOADING ZONE

SURFACE PARKING ZONE

STREET TYPOLOGIES:

PRIVATE STREET INTERNAL APPROXIMATE LOCATION SHOWN

EXACT ALIGNMENT TO BE DETERMINED AT SITE DEVELOPMENT

WALLS COVE LANE (EXISTING) - 24' TRAVELWAY

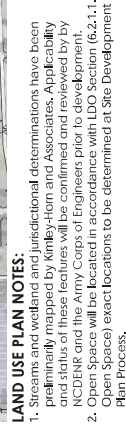
GRANITE FALLS FUTURE EXTENSION - 2 LANE DIVIDED (60' R.O.W.)

PROJECT NAME	WAKE MED
PARCEL IDENTIFICATION NUMBER	1758498280
PROPERTY SIZE	31.39 ACRES
PROPERTY LOCATION	TOWN OF ROLESVILLE
EXISTING ZONING DISTRICT	RL - RESIDENTIAL LOW DENSITY
PROPOSED ZONING DISTRICT	CHCZ - COMMERCIAL HIGHWAY - CONDITIONAL ZONING
EXISTING USE	AGRICULTURE/RESIDENTIAL
PROPOSED USE	MEDICAL (SEE NOTE 1)
MAX BUILDING HEIGHT (SEE ZONING ORDINANCE DOCUMENT APPROVED JANUARY 7, 2025)	PER ZONING CONDITION
ELECTRIC PROVIDER	DUKE ENERGY
WATER PROVIDER	CITY OF RALEIGH
SEWER PROVIDER	CITY OF RALEIGH
PROPOSED PARKING CALC.	2,071,000 SF MIN., 5,071,000 SF MAX. (SEE ZONING ORDINANCE)
REQUIRED OPEN SPACE (SEE ZONING DISTRICT)	1.68 ACRES (SEE NOTE 1)
PROPOSED OPEN SPACE	2 ACRES (SEE NOTE 1)
REQUIRED VEGETATION PRESERVATION (10% OF ALL EXISTING TREES IN GOOD HEALTH)	3.13 ACRES
REQUIRED VEGETATION PRESERVATION PROVIDED (1% OF ALL EXISTING TREES IN GOOD HEALTH)	3.76 ACRES

*SEE SUMMARY TABLE AND USE SUMMARY TABLE FOR A GENERAL SUMMARY OF PROPOSED USES PLANNED FOR THE PROJECT.



MP-03



WAKE MED - REZONING CONCEPT PLAN
SEPTEMBER 22, 2026 | ROLESVILLE, NORTH CAROLINA | REZ-25-06

CONCEPT LAND USE PLAN